

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION**

IN RE: LEAH R CHAVIE DBA LEAH CHAVIE SKIN CARE, LLC DBA LRC, LLC, Debtor. _____ /	CASE NO.: 22-14470 CHAPTER 13
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**LIMITED RESPONSE TO MOTION TO APPROVE SALE OF HOMESTEAD
PROPERTY**

COMES NOW, U.S. BANK NATIONAL ASSOCIATION ("Secured Creditor"), by and through undersigned counsel, hereby files its Limited Response to Notice of Motion and Motion to Use Sell or Lease Property 363(b ("Motion") (DE# **24**) and, in support thereof, states as follows:

1. Secured Creditor holds a first lien on the subject property located at 350 W BELDEN AVE, CHICAGO, IL 60614 (the "Property").
2. On February 3, 2023, **Leah R Chavie** ("Debtor") filed a Notice of Motion and Motion to Use Sell or Lease Property 363(b) for \$400,900.00.
3. The estimated payoff of Secured Creditor's lien is \$386,362.38 as of March 1, 2023. Secured Creditor will provide an updated payoff at or near the scheduled closing of the sale.
4. Secured Creditor does not object to the Debtor's Motion to the extent that any sale is subject to Secured Creditor's lien and that Secured Creditor's lien will be paid in full at the closing of said sale based upon an up to date payoff quote.
5. Secured Creditor is filing its Response in an abundance of caution, as Secured Creditor wants it to be clear that it should not be compelled to participate in a sale of the property

absent payment in full of Secured Creditor's mortgage lien on the real property without being given the right to credit bid pursuant to 11 U.S.C. § 363(k).

6. Furthermore, Secured Creditor requests that failure to complete any sale within 90-days of entry of this Order will result in any Order authorizing the sale to be deemed moot.
7. Secured Creditor reserves the right to supplement this response at or prior to any hearing on this matter.

WHEREFORE, Secured Creditor respectfully requests entry of an order in compliance with the above conditions and for such other and further relief as the Court deems just and proper.

Robertson, Anschutz,
Schneid, Crane &
Partners, PLLC

By: /s/ Samantha San Jose
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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on February 20, 2023, I caused to be electronically filed the foregoing with the Clerk of Court by using the CM/ECF system, and caused to be served a true and correct copy via CM/ECF or United States Mail to the following parties:

Leah R Chavie

8 E Chestnut Street 4th Floor
Chicago, IL 60610

Laxmi P Sarathy

Whitestone, P.C.
17W775 Butterfield Road
Suite 114
Oakbrook Terrace, IL 60181

Trustee

Marilyn O Marshall

224 South Michigan Ste 800
Chicago, IL 60604

U.S. Trustee

Patrick S Layng

Office of the U.S. Trustee, Region 11
219 S Dearborn St Room 873
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Robertson, Anschutz, Schneid, Crane &
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